

COUNTY OF LOS ANGELES

TREASURER AND TAX COLLECTOR

ENNETH HAHN HALL OF ADMINISTRATION 500 WEST TEMPLE STREET, ROOM 437 LOS ANGELES, CA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

March 30, 2010

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

25 MARCH 30, 2010

SACHI A. HAMAI

EXECUTIVE OFFICER

AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2653
(3 VOTES)

SUBJECT

The Lancaster Redevelopment Agency is seeking to buy two (2) tax-defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax-defaulted properties for a qualifying public purpose or benefit. The Lancaster Redevelopment Agency intends to utilize the properties for expansion of Beech Avenue and street right of way to improve and expand Avenue L.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Lancaster Redevelopment Agency (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

The Honorable Board of Supervisors 3/30/2010 Page 2

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreement is to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one (1) public agency. The agreement is with the Lancaster Redevelopment Agency, which intends to utilize the properties for expansion of Beech Avenue and street right of way to improve and expand Avenue L.

Strategic Asset Management Principles Compliance

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2009-2010 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible non-profit organizations to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. County

The Honorable Board of Supervisors 3/30/2010 Page 3

Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement form, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

MARK J. SALADINO

Treasurer and Tax Collector

Mary Salada

MJS:DJD:af

Enclosures

c: Assessor Auditor-Controller County Counsel

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2653

AGENCY

Lancaster Redevelopment Agency Public Agency

Selling price of these parcels shall be \$ 13,359.00

Public Agency intends to utilize these properties for expansion of Beech Avenue and street right of way to improve and expand Avenue L.

SUPERVISORIAL DISTRICT	LOCATION	PARCEL NUMBER	MINIMUM BID
5 TH	CITY OF LANCASTER	3130-024-023	\$ 1,693.00
5 TH	CITY OF LANCASTER	3170-003-021	\$ 11,666,00

AGREEMENT NUMBER 2653 LANCASTER REDEVELOPMENT AGENCY FIFTH SUPERVISORIAL DISTRICT



December 19, 2008

Ms. Donna J. Doss
Asst. Treasurer and Tax Collector
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

DISTRICT	LOCATION	AGREEMENT
	Lancaster Redevelopment	
5	Agency	2653

Mark V. Bozigian

R. Rex Parris Mayor
Renald D. Smith Vice M
'Ken Mann Counc

Sherry Marquez Council Member Ed Sileo Council Member

Council Member

City Manager

Dear Ms. Doss,

We received your letter dated November 14, 2008 regarding properties within the County which are tax defaulted, have been deemed subject to power to sell and which will be offered for sale at auction on February 9 and 10, 2009.

We have determined that some of the parcels on the list enclosed with your letter are necessary for public purposes within project areas of the Lancaster Redevelopment Agency. Specifically, the parcels identified on the attached spreadsheet will be needed for redevelopment, right-of-way acquisition, elimination of blight, affordable housing projects and public park projects. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested in acquiring and the purposes thereof. The properties identified on the attached list for acquisition by the Redevelopment Agency also have been identified by project area as requested. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement, please make the Agreement with the Lancaster Redevelopment Agency.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation, as it will help us to proactively plan our cash flow.

Please do not hesitate to contact me at 661.723.6000, or Luis Garibay, the staff member assigned to this project, at 661.723.6110, if you have any additionally questions or need additional information.

Sincerely,

Mark V. Bozigiar Agency Director

Enclosure

RECEIVED

DEC 24 2008

SECURED PROPERTY TAX DIVISION

EXHIBIT A REDEVELOPMENT AGENCY ACQUISITIONS

					Marie de la companya	50,000
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1	3126-004-055	\$9,319	Avenue K-4 & 7 th Street East	7,560 SF	Low Income Housing Opportunity	P.A. 5
2	3130-024-023	\$1,693	Avenue J-13 & Beech Avenue	4,356 SF	Public street improvement	P.A. 6
3	3140-006-013	\$6,047	Avenue J-4 & Hanstead Avenue	7,421 SF	Low Income Housing Opportunity	P.A. 7
4	3140-007-001	\$9,713	Avenue J-3 & 8 th Street East	8,662 SF	Low Income Housing Opportunity	P.A. 7
5	3170-003-021	\$11,666	Avenue L & 15 th Street East	4.62 AC	Street right of way	P.A. 6

Project Area	Abbreviation
Project Area No 5	P.A. 5
Project Area No 6	P.A. 6
Project Area No 7	P.A. 7

PUBLIC PURPOSE

- 1. We are acquiring this parcel to create a low income housing opportunity and to prevent neighborhood blight
- 2. We are acquiring this parcel for the future street expansion Beech Avenue
- 3. We are acquiring this parcel to create a low income housing opportunity and to prevent neighborhood blight
- 4. We are acquiring this parcel to create a low income housing opportunity and to prevent neighborhood blight
- 5. We are acquiring this parcel for street right of way to improve and expand Avenue L

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. <u>Purchaser Information</u>
1. Name of Organization: Lancaster Redevelopment Agency
2. Corporate Structure – check the appropriate box below and provide corresponding information:
□ Nonprofit – provide Articles of Incorporation
Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)
B. <u>Purchasing Information</u> Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:
Category A: Parcel is currently scheduled for a Chapter 7 tax sale
☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
🖾 Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
☐ Purchase by nonprofit for low-income housing or to preserve open space
Category B: Parcel is not currently scheduled for a Chapter 7 tax sale
☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space
O Draw to Data!
C. <u>Property Detail</u> Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:
County where the parcel(s) is located: Los Angeles
List each parcel by Assessor's Parcel Number: See Attached
State the purpose and intended use for each parcel:See_Attached
D. Acknowledgement Detail Provide the signature of the purchasing entity's authorized officer
MIL
Authorized Signature Executive Director Date Title Executive Director Date

RESOLUTION NO. 05-09

RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING AGREEMENT NUMBER 2653 WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF (APN 3126-004-055, 3130-024-023, 3140-006-013, 3140-007-001, and 3170-003-021)

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purpose of revitalizing and developing sections of Lancaster including creating affordable housing opportunities and the expansion and improvement of city streets.

PASSED, APPROVED and ADOPTED this 12th day of May, 2009, by the following vote:

AYES:

Agency Directors: Mann, Sileo, Vice Mayor Smith, Mayor Parris

NOES:

None

ABSTAIN:

None

RECEIVED

ABSENT:

Agency Director: Marquez

AUG 0 5 2009

ATTEST:

GERI K. BRYAN, CMC

Agency Secretary

Lancaster Redevelopment Agency

APPROVED:

R. KEX PA Chairman

Lancaster Redevelopment Agency

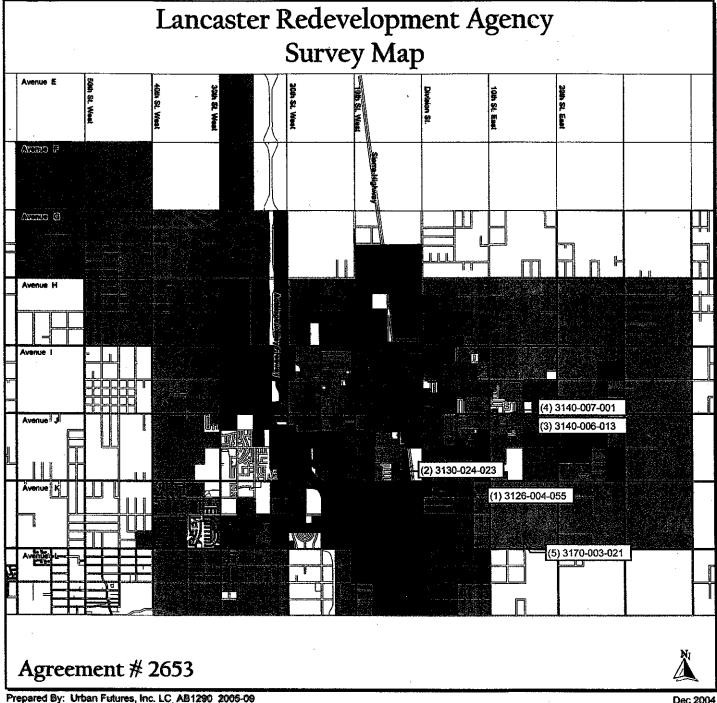
Received 8/7/09 Arm

÷	Page 2			
	STATE OF CALIFORNIA COUNTY OF LOS ANGELES CITY OF LANCASTER)) ss)		
			OF RESOLUTION ELOPMENT AGENCY	
	I, Britt Avrit Redevelopment Agency, Californi original Resolution No. 05-09, for			and correct copy of the
	WITNESS MY HAND AND AGENCY, on this 30 day of _		OF THE LANCASTER	R REDEVELOPMENT
	(seal)			

acu

REDEVELOPMENT MISSION STATEMENT

To enhance the quality of life for the citizens of Lancaster through the attraction, retention, and creation of wealth importing jobs; development and implementation of neighborhood revitalization programs; creation of safe and affordable housing; elimination of blight; expansion and diversification of the retail sales tax base; and infrastructure development and land assembly.



LEGEND

- **■** CBD Project Area
- Residential Project Area
- Foxfield Project Area
- Amargosa Project Area
- Project Area No. 5
- Project Area No. 6
- Project Area No. 7

Lancaster **Project Areas**

FIGURE 1



INTERIM

AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY

(Public/Taxing Agency)

This Ag	reem	ent is made th	is	30	da da	y of Marc	ch	_, 20	10	by a	nd betweer	n the
		Supervisors										
LANCA	STEF	REDEVELO	PME	NT AG	ENCY ("F	Purchaser"),	pursu	uant	to	the	provisions	s of
Division	1, Pa	art 6, Chapter	8, of t	he Re	venue and	Taxation Co	ode.					

. 1 4

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

- That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
- That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
- That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
- That if said PURCHASER is a <u>TAXING AGENCY</u>, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ROBERT KALUNIAN

Acting County Counsel

By

Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form Revised 6/24/03

25

MAR 3 0 2010

SACH A. HAMAI XECUTIVE OFFICER

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies. ATTEST: LANCASTER REDEVELOPMENT AGENCY Executive Director Mark V. Bozigian Agency Secretary, Board of Supervisors ATTEST: Los Angeles County Clerk of the Board of Supervisors of the Board of Supervisors Mair (seal) Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement. I heavy certify that purguant to Section 25103 of the Government Code. Selfvery of ATTEST: has been made. City of N/A SACHIE Executive Officer Clark of the Board of Supervisors By Mayor This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Los Angeles County Tax Collector

Pursuant to the	provisions	of Secti	ons 3775	and :	3795 c	of the	Revenue	and	Taxat	tion
Code, the Contro	oller agrees	to the s	elling price	e here	einbefo	re set	forth and	app	roves	the
foregoing agreen	nent this	_ day of		20						

By:_____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5

AGREEMENT NUMBER 2653

EXHIBIT "A"

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF LANCASTER	2002	3130-024-023	\$1,693.00*	EXPANSION OF BEECH AVENUE

LEGAL DESCRIPTION

LOT COM S 89°33'10" W 155.65 FT FROM NW COR OF LOT 1 TR # 23718 TH S 89°33'10" W 61.7 FT WITH A UNIFORM DEPTH OF 72.34 FT S 13°46'35" E PART OF S 1/2 OF SE 1/4 OF SEC 22 T 7N R 12W

CITY OF LANCASTER	2004	3170-003-021	\$11,666.00*	STREET RIGHT OF WAY TO IMPROVE & EXPAND AVENUE L
· ·				

LEGAL DESCRIPTION

4.62 MORE OR LESS ACS BEING EX OF ST W 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 25 T 7N R 12W

^{*} The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.